

At a meeting of the Accomack County Planning Commission held on the 10th day of January 2018, at Accomack County Board of Supervisors Chambers, Room 104, in Accomac, Virginia.

1. CALL TO ORDER

MEMBERS PRESENT AND ABSENT

Planning Commission Members Present:

Mr. David Lumgair, Jr., Chairman
Mr. Leander Roberts, Jr.
Mr. Brantley Onley
Mr. Lynn Gayle
Mr. Roy Custis
Mrs. Angela Wingfield

Planning Commission Members Absent:

Mr. Spyridon Papadopoulos, Vice-Chairman (Resigned)
Mr. Stephen Corazza (Resigned)
Mr. C. Robert Hickman

Others Present:

Mr. Rich Morrison, Deputy Administrator of Planning and Community Development
Ms. Jessica Taylor, Administrative Assistant
Ms. Amanda Paoletti, Assistant Planner
Mrs. Katie Nunez

DETERMINATION OF A QUORUM

There being a quorum, Chairman Lumgair called the meeting to order at 7:00 p.m.

2. ADOPTION OF AGENDA

On a motion made by Mr. Onley and seconded by Mr. Custis, the Planning Commission voted to amend the agenda to hear New Business before Old Business.

3. ELECTION OF 2018 PLANNING COMMISSION OFFICERS

Mr. Morrison opened the floor for nominations for Chair:

Mr. Roberts moved, seconded by Mr. Onley to nominate Mr. David Lumgair, Jr. as Chairman for 2018. No other nominations were made. Mr. Morrison closed the floor for nominations for Chairman.

Mr. Morrison called for a vote and the Planning Commission voted unanimously on a motion made by Mr. Gayle and seconded by Mr. Roberts to elect Mr. David Lumgair, Jr. as Chairman for 2018.

Chairman Lumgair opened the floor for nominations for Vice-Chair:

Mr. Gayle moved to nominate Mr. Roberts; Mr. Roberts declined.
Mr. Roberts moved to nominate Mr. Gayle; Mr. Gayle declined.
Mrs. Wingfield moved to nominate Mr. Onley; Mr. Onley declined.

Mrs. Wingfield moved, seconded by Mr. Roberts to nominate Mr. Roy Custis as Vice-Chairman for 2018. Chairman Lumgair closed the floor for nominations for Vice-Chairman.

Chairman Lumgair called for a vote and the Planning Commission voted unanimously on a motion made by Mr. Gayle and seconded by Mrs. Wingfield to elect Mr. Roy Custis as Vice-Chairman for 2018.

4. PUBLIC COMMENT PERIOD (not a public hearing)

Chairman Lumgair opened the floor for the public comment period. No one signed up or requested to speak. Chairman Lumgair closed the public comment period.

5. MINUTES

No minutes were available.

6. 7:30 P.M. PUBLIC HEARING

A. 2019-2023 Capital Improvement Plan (CIP)

Chairman Lumgair opened the public hearing; no one signed up or requested to speak. Chairman Lumgair closed the public hearing.

On a motion made by Mr. Onley and seconded by Mr. Custis, the Planning Commission voted to approve and forward the 2019 – 2023 Capital Improvement Plan to the Board of Supervisors at its February meeting.

B. East Coast Dismantling Rezoning

Ms. Nunez presented the request made by Mr. Fredrick Janci, owner of East Coast Dismantling, to rezone Tax Map # 86B-A-16, located at 24227 Greenbush Road – Tasley, VA from General Business to Industrial. Property owner, Heidi Ontiveros was also present and expressed her support and willingness to take any steps to receive approval.

The Planning Commission discussed improvements and conditions that they would like to have on the site prior to voting on the matter. Mr. Janci and Ms. Ontiveros were asked to work together to sign a lease agreement and determine how to remove the current non-confirming residence on the property. Discussion ensued.

Chairman Lumgair opened the public hearing period. The following person spoke:

1. Elizabeth LaParra – Parksley, VA – expressed her support for the application and concern with Accomack County not supporting small business owners.

On a motion made by Mr. Roberts and seconded by Mr. Gayle, the Accomack County Planning Commission voted to postpone its decision on the request made by

Mr. Fredrick Janci, owner of East Coast Dismantling, to rezone Tax Map # 86B-A-16, located at 24227 Greenbush Road – Tasley, VA from General Business to Industrial, until a lease agreement is formed and outstanding issues resolved between Mr. Fredrick Janci, Applicant/Tenant and Ms. Heidi Ontiveros, Property Owner.

C. East Coast Dismantling Conditional Use Permit – Tax Map # 86B-A-16

Ms. Nunez presented the request made by Mr. Fredrick Janci, owner of East Coast Dismantling, to obtain a Conditional Use Permit under Article 106-404.12 of the Accomack County Code of Ordinances to operate their dismantling and recycling business at the given address, including areas of outdoor storage. Property owner, Heidi Ontiveros was also present.

Chairman Lumgair opened and closed the public hearing and no one signed up or requested to speak.

The Planning Commission discussed proper cleanup and maintenance of the site.

On a motion made by Mr. Roberts and seconded by Mr. Gayle the Accomack County Planning Commission voted to postpone its decision on the request made by Mr. Fredrick Janci, owner of East Coast Dismantling, to obtain a Conditional Use Permit under Article 106-404.12 of the Accomack County Code of Ordinances to operate their dismantling and recycling business at the given address, including areas of outdoor storage, until a modified proffer statement and clean-up plan are received.

7. NEW BUSINESS

A. Accomack Properties, Inc. Rezoning

Request initiated by Accomack Properties, Inc. to rezone Tax Map # 93B-A-22, located on Lankford Highway in Melfa, VA from Agricultural to General Business and Residential.

B. Accomack Properties, Inc. Conditional Use Permit – Tax Map # 93B-A-22

Request initiated by Accomack Properties, Inc. to obtain a Conditional Use Permit to permit apartment buildings within the Residential Zone. Section 106-79.(4) of the Accomack County Code of Ordinances requires a conditional use permit for Residential developments specified in section 106-78 creating more than 25 dwelling units or sites.

The Planning Commission discussed the two requests simultaneously.

Staff introduced requests from Mr. Jack Seisman. After discussion, the Planning Commission requested that the applicant consider moving the development further back on the property to leave room for expansion of Route 13, if needed in the future. Concern was noted with multiple entrances on the property, traffic pulling off and entering the highway, accidents, and the market for the proposed project.

On a motion made by Mr. Custis and seconded by Mr. Gayle, the Planning Commission voted to schedule two public hearings for its February 14, 2018 meeting for the following:

- 1. Request initiated by Accomack Properties, Inc. to rezone Tax Map # 93B-A-22, located on Lankford Highway in Melfa, VA from Agricultural to General Business and Residential.**
- 2. Request initiated by Accomack Properties, Inc. to obtain a Conditional Use Permit to permit apartment buildings within the Residential Zone. Section 106-79.(4) of the Accomack County Code of Ordinances requires a conditional use permit for Residential developments specified in section 106-78 creating more than 25 dwelling units or sites.**

8. OTHER MATTERS

Mr. Morrison reported the following:

- Resignation of Mr. Stephen Corazza and Spyridon Papadopoulos; Chairman Lumgair request that staff present each with resolutions recognizing their service.
- Staff has received a submittal to reopen the Mappsville Dollar General project.
- The Annual Poultry Report will be ready in March
- Staff is working to schedule a meeting for the Planning Commission to visit poultry farms to view completed projects.
- SunTec Solar received a one year extension to begin work on the project as they are awaiting final approval from other entities.
- Dominion solar project has received complaints about maintenance; believe it has been resolved by changing maintenance companies.

9. NEXT MEETING

The next Planning Commission work session is scheduled for Tuesday, January 23, 2018 at 7:00 p.m. in the School Board Conference Room, Room 201, in Accomac.

The next regular Planning Commission meeting is scheduled for Wednesday, February 14, 2018 at 7:00 p.m. in the Accomack County Board Chambers, Room 104, in Accomac.

10. ADJOURNMENT

On a motion made by Mr. Custis and seconded by Mr. Gayle, the Planning Commission voted to adjourn the meeting.

The meeting was adjourned at 8:50 p.m.

David Lumgair, Jr., Chairman

Jessica Taylor, Administrative Assistant